BK 2956

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ---------- ($10.00) ----------*DOLLARS* cash in hand paid by Harry G. Clark, Jr. and wife, Margaret N. Clark, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, A. B. Ivey and wife, Doris C. Ivey *have bargained and sold, and by these presents do transfer and convey unto the said* Harry G. Clark, Jr. and wife, Margaret N. Clark their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 61, on the Plan of Sunny Acres, Section 3, as of record in book 2663, page 92, Register's Office for said County.
Said lot No. 61 fronts 135 feet on the northerly side of Windemere Drive and extends back between parallel lines 299.7 feet, to a dead line.
Being part of the real property conveyed to A. B. Ivey and wife, Doris C. Ivey, by deed from Ewing O. Harper, Jr., dated October 31, 1958, filed December 24, 1958, and recorded in book 2859, page 597, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 150-foot building setback line from Windemere Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 92, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2811, page 170, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry G. Clark, Jr. and wife, Margaret N. Clark their *heirs and assigns, forever.*

And we *do covenant with the said* Harry G. Clark, Jr. and wife, Margaret N. Clark *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* , except for taxes for the year 1959 which are prorated and assumed by grantees.

And we, A. B. Ivey and wife, Doris C. Ivey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harry G. Clark, Jr. and wife, Margaret N. Clark, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 11th *day of* August, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A B Ivey
Doris C Ivey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leola B. Russell, *a Notary Public in and for said County and State,* A. B. Ivey and wife, Doris C. Ivey

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 11th *day of* August, *19* 59.

Leola B Russell *Notary Public*

Commission expires April 25, 1962

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